

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

October 22, 2019

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 PM

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**WELCOME** to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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## **ROLL CALL**

DeDiemar \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Reyes \_\_ Ricci \_\_ Willoughby \_\_

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**ANNOUNCEMENTS**

- 1)    Agenda Items
- 2)    Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of September 24, 2019, approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME EXTENTIONS FOR FILE NOS. PMTT11-003 (TTM 18026) and PMTT11-002 (TTM 18027):** A Time Extension of the expiration date of approval for: 1) Tentative Tract Map 18026 to subdivide 29 acres of land into 102 numbered lots and 10 letters within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Chino Avenue; and 2) Tentative Tract Map 18027 to subdivide 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. The environmental impacts of this project were previously reviewed in conjunction with West Haven Specific Plan (PSP03-006) for which an EIR (SCH# 2004071095), was certified by the City Council on July 17, 2007. This application introduces no new significant environmental impacts. (APNs: 0218-151-11 and 0218-151-38) **Submitted by Stratham West Haven. City Council action is required.**

**PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count*

*against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

**HISTORIC PRESERVATION COMMISSION ITEMS**

**B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-004:** A Mills Act Contract for a 2,040 square foot Usonian style single-family residence, designated Local Landmark No. 82 known as the Robert N. Williams House, located at 205 East Sixth Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-241-03) **submitted by Darius Long. City Council action is required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 21065

**2. File No. PHP19-004** (Mills Act Contract)

Motion to recommend Approval/Denial

**C. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-007:** A Mills Act Contract for a 3,350 square foot Mediterranean Revival style single-family residence, a Contributor within the Armsley Square Historic District known as the Stephen A. Craig House, located at 408 West Armsley Square within the RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-341-09) **submitted by Jason and Maria Lawliss. City Council action are required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 21065

**2. File No. PHP19-007** (Mills Act Contract)

Motion to recommend Approval/Denial

**D. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-008:** A Mills Act Contract for a 1,242 square foot Mediterranean Revival style single-family residence, a Contributor within the Rosewood Court Historic District known as the C.E. Pratt House, located at 130 East J Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-071-05) **submitted by Peter Bugbee. City Council action are required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 21065

2. **File No. PHP19-008** (Mills Act Contract)

Motion to recommend Approval/Denial

**E. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-010**: A Mills Act Contract for a 3,652 square foot American Foursquare style single-family residence, a Contributor within the Euclid Avenue Historic District and Local Landmark No. 40 known as the Captain John P. Robertson House, located at 907 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-043-13) **submitted by John Aylyng and Dianne Fife. City Council action are required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 21065

2. **File No. PHP19-010** (Mills Act Contract)

Motion to recommend Approval/Denial

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing): October 10, 2019
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR’S REPORT**


- 1) Monthly Activity Report

*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at, or prior to, the public hearing.*



I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, October 18<sup>th</sup>, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
\_\_\_\_\_  
Gwen Berendsen, Secretary Pro Tempore

  
\_\_\_\_\_  
Cathy Wahlstrom, Planning Director  
Planning/Historic Preservation  
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**September 24, 2019**

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**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**September 24, 2019**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Vice-Chairman DeDiemar at 6:30 PM

**COMMISSIONERS**

**Present:** Vice-Chairman DeDiemar, Downs, Gage, Gregorek, Reyes and Ricci

**Absent:** Chairman Willoughby

**OTHERS PRESENT:** Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Principal Planner Mercier, Senior Planner Batres, Senior Planner Mejia, Senior Planner Noh, Associate Planner Aguilo, Planning Intern Lopez, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gage.

**ANNOUNCEMENTS**

Ms. Wahlstrom stated there are four changes to the Agenda as follows, on the consent calendar Item A-03 an environmental clarification within the staff report and revised Planning and Engineering Conditions of Approval, which are before them, Item B there is a memo within their packet stating that no action is required, as staff has evaluated that the Variance is no longer needed, Item C has revised Engineering Conditions of Approval, which are before them, and Item F no CEQA action is required, as the project was analyzed with a previous EIR.

Mr. Gage put out an invitation to all to the Ontario Heritage 10<sup>th</sup> Annual Historic Preservation Cemetery Tour, at Bellgrave Cemetery, on October 12<sup>th</sup>.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

Agenda item A-04 was pulled by Mr. Reyes for separate discussion.

**A-01. MINUTES APPROVAL**

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-013:** A Development Plan to construct a 33,408 square foot commercial building on 3.96 acres of land, located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Developments) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022:** A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC.**

*It was moved by Gregorek, seconded by Downs, to approve the Consent Calendar, including Planning Commission Minutes of August 27, 2019, as written and the Development Plans, File No. PDEV19-013 and PDEV19-022. The motion was carried 6 to 0, with Gregorek abstaining from the Minutes vote as he was not at the last meeting.*

#### **PUBLIC HEARING ITEMS**

**A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-008:** A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics;



(APN: 0218-271-22) **submitted by LS-Ontario LLC.**

Senior Planner Noh presented the staff report. He described the project site and the surrounding area. He described the product types proposed and the clubhouse/recreation center and pocket parks, parking, and the floor plans and architecture. He described the proposed transitional architectural styles which includes five design styles. He stated that staff is recommending the Planning Commission approve File No. PDEV19-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know if this is going to be a gated community.

Mr. Noh stated no.

Mr. Reyes wanted clarification if there are three parks.

Mr. Noh stated there are two parks, the Clubhouse/Recreation area and a pocket park.

Mr. Reyes wanted to know if there was any pedestrian connection to the future commercial.

Mr. Noh stated there are no pedestrian connections, but there are paseos that take you to the multipurpose trail and sidewalk, which can be taken to the commercial center. He stated that when the commercial does come, staff will look at opportunities for pedestrian connectivity.

Mr. Reyes wanted clarification of material on last elevations fussy

Mr. Noh stated the applicant is proposing a smoother stucco, recessed hardy board siding, stone and brick veneer, some vertical siding, as well as shed roofs.

Mr. Reyes wanted clarification if the clubhouse is just for the community.

Mr. Noh stated yes.

Mr. Reyes wanted to know if residents would have a special key.

Mr. Noh stated yes.

Mr. Ricci wanted clarification on the roof's materials and variation of color.

Mr. Noh stated there would be Spanish S tiles and flat concrete type roofs and the color blends will compliment the architecture for the materials proposed, based on the colorist palette for the elevations.

Mr. Ricci wanted to know if the fire pits would be gas or wood burning.

Mr. Noh stated they would be gas.

Mr. Ricci wanted to know if the barbecues would be charcoal or gas.

Mr. Noh stated they would be gas.

Mr. Ricci wanted clarification on how residents would have access to gas for fire pits.

Mr. Noh stated the landscape architecture could answer that. Key fob set on a timer.

Mr. Gage wanted clarification on the parking analysis table on page 5 that stated 864 two-car garage spaces and total garage spaces provided, if the difference comes from the three car garages proposed.

Mr. Noh stated yes that includes the three car garages the applicant is proposing.

Mr. Gage wanted clarification on how many of the three car garages are the tandem style.

Mr. Noh stated he didn't have an exact number, but the amount of tandem spaces had one plan for two of the product types.

Mr. Gage wanted clarification that all the products have two car driveway spaces.

Mr. Noh stated yes that is correct.

### **PUBLIC TESTIMONY**

Shannon Lang appeared and thanked staff for working with them and they are excited about this project. She stated they have 432 homes proposed and they brought on three architects and a colorist, because they different styles to offer diversity throughout the site. She explained they gave a lot of thought into the recreation center because they wanted to make it something all types of homeowners would enjoy.

Mr. Gage wanted to know how many garage spaces are tandem.

Ms. Lang stated two plans of the PA3 and PA2 areas have the tandem garages which is approximately 30 percent of the total. She clarified that all the garages are two car side by side, that there is no skinny one car garage with a tandem in front of it.

Mr. Reyes wanted clarification on the parks and amenities and thought process that went into them, and how the detention basins work and if the grass area is usable.

Mr. Denny Smithgall the landscape architect described the recreation center basins and stated they were unable to grass the bottom so there is a perimeter sidewalk and cut through area that gets residents to the usable space of the rec center. He described the perimeter space and the depressed fence, shade structure that is parallel to the pool which allows views to the mountains and the barbecue structure at top frames the whole site, and in the background the clubhouse looks more like a farmhouse, which sets the feel of the area. He stated there is a dining pavilion, spa and kiddy pool, which allows for different parties to happen at the same time. He stated the overall look is very geometric for the hardscape and plant theme has a loose feel to it. He described the park areas that will have the pedestrian bridge that breaks up the basins, picnic opportunities at the bottom and hammocks and the dog park and other fun details that are evolving.

Mr. Reyes wanted clarification on the depressed basins and if it was usable space.

Mr. Smithgall stated the basins won't be usable space.

Mr. Downs wanted clarification regarding adequate park parking for events, deliveries and handicap spaces.

Ms. Lang stated yes there is adequate parking for deliveries, as well as curb and handicap parking.

Mr. Noh showed the site plan and stated on street parking is around the perimeter of the park and indicated where the handicap stalls were located.

Ms. Lang stated the basins are clay material, so they had to do a bio filtration for them.

Ms. DeDiemar asked if Ms. Lang agreed to the Conditional of Approval.

Ms. Lang stated yes, she agrees with them.

As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Gage stated he was glad they showed it to the public in depth. He stated he is not a fan of tandem parking, but the parking is great. He stated he loves the architecture and applauds what they did and loves the clubhouse and recreation center, which allows for several parties at once which is great.

Mr. Reyes stated he wanted to look at the overall picture of what is going on, especially with the size of the project and the new architectural styles to the area. He likes the size of floor plans and cost for younger buyers. He complimented the landscape architecture and thinks it will be great for this community and hopes to work out the connectivity to the commercial in the future. He stated it looks like a great project and looking forward to it.

#### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by Gage, to approve a resolution to approve the Development Plan, File No., PDEV19-008, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

- B. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-001 AND PDEV19-003:** A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, within the IG (General Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32: In-Fill Development Projects)

of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-193-01 & 1049-193-02) **submitted by HDC Construction, Inc.**

### **PLANNING COMMISSION ACTION**

No Action Required

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-002 (PM 20126)**: A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-341-06) **submitted by Fernando Valenzuela.**

Planning Intern Lopez presented the staff report. She described the project site and surrounding area and the history of the project which the entitlements had expired, and the applicant resubmitted. She described the location of the lots and the access. She stated that staff is recommending the Planning Commission approve File No. PMTT19-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification on what expired and is this all new.

Ms. Wahlstrom stated the application has been resubmitted, because the entitlements have expired and is proposing the same project as originally proposed.

### **PUBLIC TESTIMONY**

Mr. Fernando Valenzuela appeared and stated he agrees to the Conditions of Approval.

Ms. DeDiemar asked applicant if he has read and agrees with the Conditions of Approval.

Mr. Valenzuela stated yes.

Mr. Reyes wanted to know how soon they are ready to build.

Mr. Valenzuela stated they are ready to go.

As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Reyes stated he was glad they are willing to move forward and looks like a good project

## **PLANNING COMMISSION ACTION**

*It was moved by Reyes, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT19-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-006 AND PDEV19-018:** A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acres of land located at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC.**

Senior Planner Mejia presented the staff report. She described the location and the surrounding area and history of the site. She described the reason for the variance and the new use. She stated that staff is recommending the Planning Commission approve File Nos. PVAR19-006 and PDEV19-018, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know if additional site lighting would be needed for this building.

Ms. Mejia stated just to the site itself, but not to the whole center.

## **PUBLIC TESTIMONY**

Mr. Youssef Ibrahim appeared and thanked staff for working with them. He stated he purchased the site in 2003 and the whole building been vacant for 3 years, so this project will be a great addition to the center.

Ms. DeDiemar asked if he has read and agrees to the Conditions of Approval.

Mr. Ibrahim stated yes.

Mr. Reyes wanted to know if the other tenants in the center are happy with project.

Mr. Ibrahim stated yes and there are new CCR's with Stater Bros. and DD's.

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As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public

testimony

Mr. Gage stated the project will compliment the center and community.

Mr. Downs stated he is interested in Habit Burger and looking forward to trying it.

Mr. Reyes thanked staff for working with applicant on a new look and he is looking forward to the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Variance, File No. PVAR19-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Downs, to adopt a resolution to approve the Development Plan, File No., PDEV19-018, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:** A Development Plan for the construction of an 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1047-432-22 & 1047-443-01) **submitted by SC Property Fund LLC.**

Senior Planner Batres, presented the staff report. He described the location and the surrounding area. He described the 35-foot easement needed to allow for 88 units to be developed. He explained the structures, parking, access, the number of units to each building and floor plans and the clubhouse and amenities it will offer. He stated that staff is recommending the Planning Commission approve File No. PDEV18-006, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know if they will provide elevators for the 3 and 4 story buildings.

Mr. Batres stated yes.

Mr. Gage wanted clarification regarding the density.

Mr. Batres stated the zoning is HDR-45, which requires 25.1 to 45.0 dwelling units per acre and

this is a special area that the city wants high density.

Ms. Wahlstrom stated the city is required to have certain housing elements that are certified by the State of California and this was a critical site to meet those requirements and a difficult site to include the open space and amenities.

Mr. Gage wanted clarification regarding what happens if we don't abide by state rules.

Ms. Wahlstrom stated through the TOP findings, we are required to meet the requirements.

Attorney Graham stated the city would run into legal issues, if the requirements were not met.

Mr. Downs wanted clarification regarding fire department access to site and if it would be a two-way drive isle.

Mr. Batres stated yes it will be a two-way drive isle and that the buildings are fire sprinkled and there is a turnaround in case of emergency.

Mr. Gage wanted to know if there are any rules or regulations for the outside balconies.

Mr. Batres stated they have a public nuisance ordinance and code enforcement added a condition to the COAs which requires a property manager on site to regulate.

Ms. Wahlstrom stated staff would work with the applicant regarding the wording in the lease agreement to waylay any public nuisances.

Attorney Graham stated that doing this through the lease agreement rather than the COAs is better to protect the city.

Mr. Reyes wanted clarification if there is a letter regarding the easements from San Bernardino County to the city.

Mr. Batres stated yes.

Mr. Reyes wanted to know if this would be a gated project.

Mr. Batres stated no.

### **PUBLIC TESTIMONY**

Michael Cirrito appeared and addressed the balconies and house rules that would be enforced to maintain the look of the building. He stated this was a challenging site and has taken 3 years to get to this point. He stated it has been a pleasure working with staff.

Ms. DeDiemar asked if he has read and agrees with the Conditions of Approval.

Mr. Cirrito stated yes.

Mr. Downs wanted to know what the rents would be for the units.

Mr. Cirrito stated they would probably be around \$1400 – 1600.

Mr. Reyes wanted clarification on the getting an easement for access from the west.

The applicant's engineer stated that there is a private gated community to the west.

Mr. Reyes asked if the fire department had submitted comments regarding access on the project.

The engineer stated yes.

As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Reyes stated overall good site design, but he does have some concerns with the fire department access, security, lighting and management on site.

Mr. Gregorek stated that with the site condition, he feels they did the best they could design and hopes it is built per plans.

#### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Gage, to adopt a resolution to approve the Development Plan, File No. PDEV18-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-007:** A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-431-01 & 1011-521-06) **submitted by TK Management Services LLC.**

Ms Wahlstrom noted that no CEQA action is required as this project was evaluated under the TOP EIR.

Senior Planner Batres presented the staff report. He described the location and the surrounding area. He explained the lot sizes are due to the zoning which allows for horses on the property. He described the reasoning for private streets and the conceptual site plan and the division into 18 lots and the equestrian trail required. He stated that staff is recommending the Planning Commission approve File No. PMTT18-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.



Mr. Downs wanted clarification on the bottom cul-de-sac on the map.

Mr. Batres stated it was an existing cul-de-sac and as part of the project they will be required to improve the curb radius and provide the sidewalk for pedestrian connection.

### **PUBLIC TESTIMONY**

Mr. Kevin Kent appeared and thanked staff for their help.

Ms. DeDiemar asked if he had read and agreed to the Conditions of Approval.

Mr. Kent stated yes.

Mr. Reyes wanted to know when he intended to move forward with the project.

Mr. Kent stated the owner is ready to move forward to develop the tract map but might sell to a builder to complete the project.

As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Downs asked if these sites are similar to the ones on Oaks.

Mr. Batres stated yes.

Mr. Reyes stated he was glad staff worked with applicant to work on streets and that it's gated, and they completed the connection to the cul-de-sac to the east.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT18-007, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, and Ricci; NOES, none; RECUSE, Gregorek; ABSENT, Willoughby. The motion was carried 5 to 0.*

- G. ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD18-001 AND PDEV18-035:** A Planned Unit Development to establish development standards and guidelines to facilitate the development of a high density residential apartment project (30.3 dwelling units per acre); and a Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-067-04) **submitted by Richard Southerland. City Council action is required for File No. PUD18-001.**

Principal Planner Mercier presented the staff report. He described the location and surrounding area, the reason for the PUD and the layout and architectural design of the project. He stated that staff is recommending the Planning Commission recommend for approval File No. PUD18-001, and approve File No. PDEV18-035, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

### **PUBLIC TESTIMONY**

Mr. Richardson Southerland appeared and stated he was available to answer any questions.

Ms. DeDiemar asked if he had read and agreed with the Conditions of Approval.

Mr. Southerland stated yes.

Mr. Gage asked if there was an idea yet of what rent would be.

Mr. Southerland stated that they would be lower than most because of the lack of amenities, so maybe \$1000 or a little lower.

Mr. Gage wanted clarification on the average unit size.

Mr. Southerland stated just under 700 – a little over 800 square feet.

As there was no one else wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Gage complimented this project as a good infill development and hopes it will bring in millennials to the downtown.

Ms. DeDiemar stated it was in the Arts District and is hoping they get tenants that will contribute to that area.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Ricci, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD18-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

*It was moved by Downs, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV18-035, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

## **MATTERS FROM THE PLANNING COMMISSION**

### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on September 12, 2019.

Mr. Gregorek stated they removed a structure from the historic resource list. He stated they continued the discussion regarding Emporia Place and the condition of the Guasti site buildings was brought up as a concerning item.

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** This subcommittee did not meet.

### **New Business**

## **NOMINATIONS FOR SPECIAL RECOGNITION**

Assistant Director Zeledon presented the presentation for the nominated sites.

- Les Schwab Tire Center – 1044 N. Milliken Ave.
- Fashion Alley SW entrance at Ontario Mills – 1 Mills Circle

Mr. Gregorek stated he was in support of Fashion Alley but has reservations about Tire Center special recognition because it doesn't go above any other tire center.

Mr. Downs stated Fashion Alley looks nice and agrees with Mr. Gregorek regarding the tire center.

Mr. Reyes visits both places and this vacant and make it into a function that works well with the use of the mall and architecturally it is much better than that top-notch tire center the best in the city. Mr. Reyes stated Ontario Mills is still impressive even after time.

Gregorek motioned to nominate Fashion Alley SW entrance; seconded by Downs. It was nominated 6 – 0.

## **DIRECTOR'S REPORT**

Ms. Wahlstrom commented that many housing bills are moving through the legislature that will continue to streamline housing approvals. She stated that in addition the housing crisis is prompting diverse and innovative housing types that will come before the Planning Commission in the future.

## **ADJOURNMENT**

Gregorek motioned to adjourn, seconded by Downs. The meeting was adjourned at 9:04 PM.

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Secretary Pro Tempore

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Vice-Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

October 22, 2019

**FILE NOS.:** PMTT11-002 and PMTT11-003

**SUBJECT:** A request for a five-year Time Extension of the expiration date of approval for: 1) Tentative Tract Map 18027 to subdivide 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue; and 2) Tentative Tract Map 18026 to subdivide 29 acres of land into 102 numbered lots and 10 letters within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Chino Avenue. (APNs: 0218-151-11 and 0218-151-38) **Submitted by Stratham West Haven. City Council action is required.**

**PROPERTY OWNER:** STG Communities II, LLC, a California limited liability company

**RECOMMENDED ACTION:** That the Planning Commission recommend approval of a five-year time extension for File Nos. PMTT11-002 (TTM 18027) and PMTT11-003 (TTM 18026) to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolutions.

**PROJECT SETTING:** The project site, depicted in Figure 1: Project Location, is comprised of 48.73 acres of land (TTM 18026 and TTM 18027) located at the northwest corner of Haven Avenue and Chino Avenue and the northwest corner of Haven Avenue and Schaefer Avenue, within Planning Areas 4 and 8 of the West Haven Specific Plan, respectively. The properties to the north and east, are developed with agriculture and dairy uses. The property to the west is currently developed with single family homes. The property to the south is developed with a Southern California Edison (SCE) utility corridor.



**Figure 1: Project Location**

Case Planner:	Rudy Zeledon, Assistant Planning Director
Planning Director Approval:	
Submittal Date:	09/25/2019

Hearing Body	Date	Decision	Action
DAB	N/A	N/A	N/A
PC	10/22/2019		Recommend
CC	11/19/2019		Final

## **PROJECT ANALYSIS:**

[1] Background — On July 17, 2007, the City Council approved the West Haven Specific Plan (“Specific Plan”), File No. PSP03-006, and the corresponding Environmental Impact Report (EIR). The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 753 single-family units and 87,000 square feet of commercial space for approximately 202 gross acres of land bounded by Riverside Drive to the north, Schaefer Avenue to the south, Haven Avenue to the east, and the SCE utility corridor and Turner Avenue to the west.

On January 27, 2015, the Planning Commission Approved the following Tentative Tract Maps:

PMTT11-002 – Tentative Tract Map 18027 (Exhibit “A”) proposed to subdivide to 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. A total of 94 numbered lots and 5 lettered lots (parks, paseos, and landscaped buffers) were proposed to accommodate conventional single-family detached homes. The lots will have a minimum lot width of 55 feet and a lot depth of 83 feet for interior lots. The corner lots will have a lot width of 60 feet and lot depth of 83 feet. The lots range in size from 4,603 square feet to 6,883 square feet with an average lot size of 5,000 square feet.

PMTT11-003 – Tentative Tract Map 18026 (Exhibit “B”) proposed to subdivide 29 acres of land into 102 numbered lots and 10 lettered lots within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Chino Avenue. A total of 102 numbered lots and 10 lettered lots (parks, paseos, and landscaped buffers) are proposed to accommodate conventional single-family detached homes. The lots will have a minimum lot width of 45 feet and a lot depth of 85 feet for interior lots. The corner lots will have a lot width of 50 feet and lot depth of 85 feet. The lots range in size from 4,243 square feet to 8,845 square feet with an average lot size of 4,741 square feet.

Development Agreement – In conjunction with the tentative map approvals, the applicant entered into a Development Agreement (File No. PDA07-005), approved by the City Council on March 03, 2015. The Development Agreement with the City included, but was not limited to, provisions for development impact fees, affordable housing, public services funding, school financing, and tentative map approval time period. Under the Development Agreement, both Tentative Tract Maps 18026 and 18027 were approved initially for a five-year period, which is set to expire on March 03, 2020. Pursuant to the Development Agreement, allows for the option of a five-year extension for each map respectively, to be approved by the City Council. The applicant is therefore requesting to exercise their Development Agreement time extension option for both tentative tract maps, which would extend the maps expiration dates to March 03, 2025.

Compliance – In reviewing the time extension requests, staff finds that the Specific Plan development standards remain unchanged from the July 2007 project approval. The conditions of approval require installation of all infrastructure improvements (sewer, water, etc.) necessary to serve the site. The applicant is a member of NMC Builders and is involved in the design of the backbone infrastructure necessary to serve the site. The work being done by NMC Builders would provide the infrastructure to serve the site, consistent with the conditions of approval. Staff finds that the tentative maps are in compliance with TOP, current development standards (West Haven Specific Plan), and conditions of approval.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

### **Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
  - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).
- Goal LU2: Compatibility between a wide range of uses.
  - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

### **Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.
- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

### **Community Economics Element:**

- Goal CE1: A complete community that provides for all incomes and stages of life.
  - CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.



### **Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

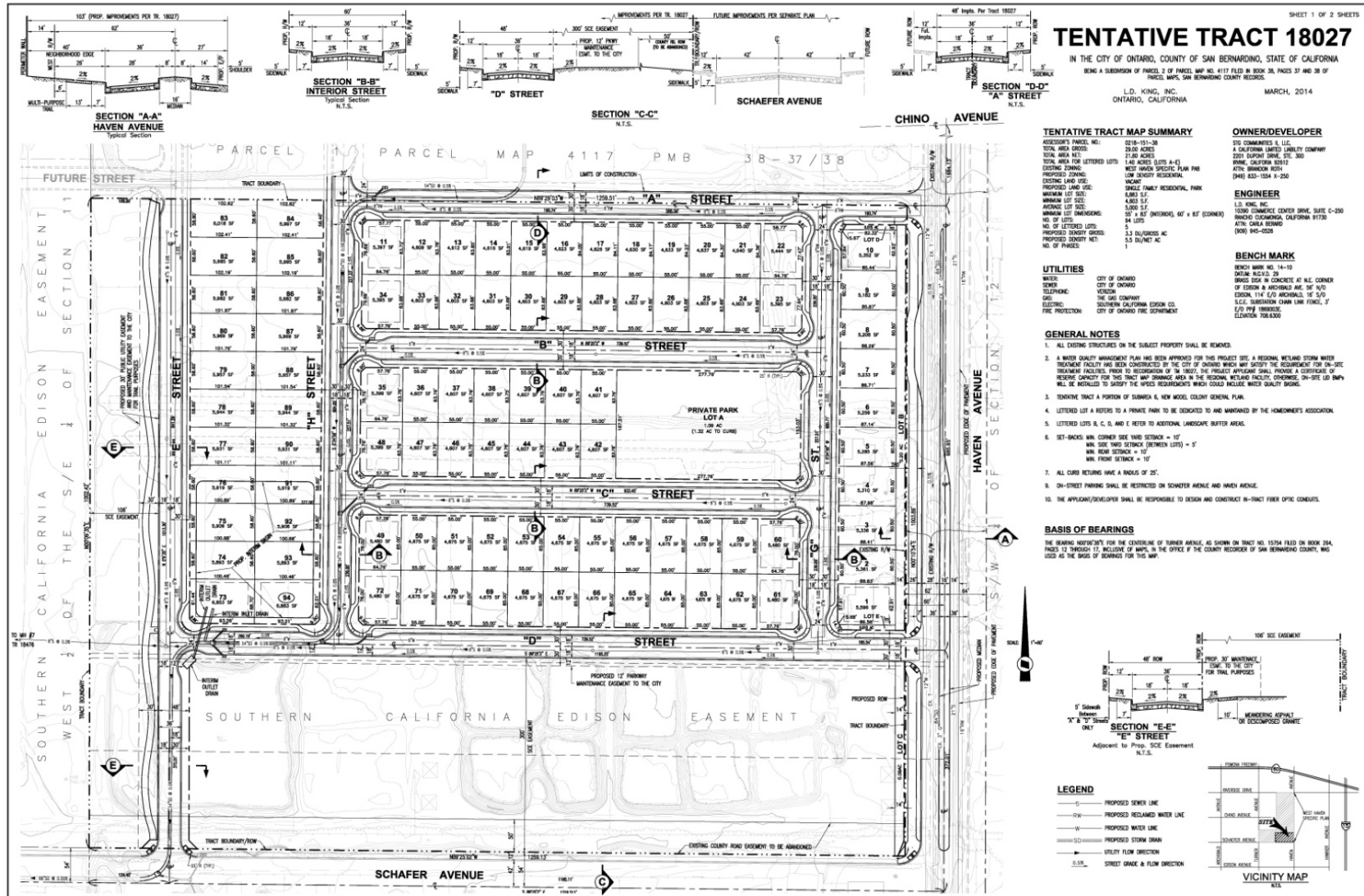
➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and project proposes 196 dwelling units (6 Net DU/AC) which is consistent and part of the 753 dwelling units and density (4-7 DU/AC) within the entire West Haven Specific Plan specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of the Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with West Haven Specific Plan, for which an EIR (SCH# 2004071095) was adopted by the City Council on July 17, 2007. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

**Exhibit "A"**





RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A FIVE YEAR TIME EXTENSION FOR FILE NO. PMTT11-002 (TT18027), SUBDIVIDING 29 ACRES OF LAND INTO 94 RESIDENTIAL LOTS AND 5 LETTERED LOTS, WITHIN PLANNING AREAS 8 (4,250 MIN. S.F. LOTS) OF THE WEST HAVEN SPECIFIC PLAN, LOCATED AT THE NORTHWEST CORNER OF HAVEN AVENUE AND SCHAEFER AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-151-38.

WHEREAS, STG COMMUNITIES II, LLC, ("Applicant") has filed an Application for the approval of a five-year time extension of the expiration date for the approval of a Tentative Tract Map 18027, File No. PMTT11-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 29 acres of land generally located at the northwest corner of Haven Avenue and Schaefer Avenue, with a street frontage of approximately 685 feet along Haven Avenue and a street frontage of approximately 1,259 feet along Schaefer Avenue; and

WHEREAS, the subject site is located in the West Haven Specific Plan within Planning Area 8 and is zoned for Single-Family Detached Residential (4,250 min. s.f. lots). The site is currently being utilized for agriculture purposes. The property to the north is located within Planning Areas 5 of the West Haven Specific Plan, is zoned for Low Density Residential, and is currently being utilized with existing dairy/agriculture uses. The properties to the south and west are zoned Open Space Non-Recreation and are developed with an SCE utility corridor. The property to the east is located in the Rich Haven Specific Plan within Planning Area 5A and 5C (Single Family Residential) and is currently developed with dairy/agriculture uses; and

WHEREAS, on January 27, 2015, the Planning Commission approved Tentative Tract Map TT 18027 for the subdivision of the property into 94 numbered lots and 5 lettered lots; and

WHEREAS, on March 3, 2015, the City Council approved a Development Agreement (File No. PDA07-005) for the property that provided an initial approval period of five (5) years for the tentative map and an option for an extension of an additional five (5) years, subject to approval by the City Council; and

WHEREAS, the Applicant is requesting to exercise their Development Agreement time extension option for Tentative Tract Map 18027, which would extent the maps expiration date to March 03, 2025; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act - Public Resources Code Section 21000 et seq. – (hereinafter referred to as

"CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were reviewed in conjunction with the West Haven Specific Plan (File No. PSP03-006) EIR (SCH# 2004071095). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on October 22, 2019, the Planning Commission of the City of Ontario conducted a hearing to consider the requested Time Extension, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: *Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed the adopted West Haven Specific Plan Environmental Impact Report (EIR). Based upon the facts and information contained in the previously adopted West Haven Specific Plan (File No. PSP03-006) EIR (SCH# 2004071095) and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with the West Haven Specific Plan Environmental Impact Report, certified by the City of Ontario City Council on July 17, 2007, in conjunction with File No. PSP03-006.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

**SECTION 2: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the maximum number of dwelling units (94) and density (5.9 Net DU/AC) specified within the West Haven Specific Plan. Per the Available Land Inventory, the West Haven Specific Plan is required to provide 753 dwelling units with a density range of 4-7 DU/AC.

**SECTION 3: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles

Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 4: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract Map is located in the West Haven Specific Plan within Planning Area 8 and is zoned for Single-Family Detached Residential (4,250 Min. S.F. Lots). The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) ***The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Tract Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the West Haven Specific Plan. The Tentative Tract Map will provide for single family detached homes as required by Planning Area 8 of the West Haven Specific Plan. A total of 94 numbered lots and 5 lettered lots (parks, paseos, and landscaped buffers) are proposed to accommodate conventional single-family detached homes. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public

spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
  - Variable setbacks and parcel sizes to accommodate a diversity of housing types;
  - Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
  - Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
  - Landscaped parkways, with sidewalks separated from the curb.”
- (Policy CD2-2 *Neighborhood Design*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the West Haven Specific Plan and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for residential development at gross density of 3.4 dwelling units per acre. The project site meets the minimum lot area and dimensions of the West Haven Specific Plan and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the general improvements existing or proposed on the project site, are not likely to cause serious public health problems. The project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction



or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, subject to each and every condition set forth in the Department reports for the original of approval of Tentative Tract Map 18027 by the Planning Commission on January 27, 2015.

**SECTION 6: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 22<sup>nd</sup> day of October 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Cathy Wahlstorm  
Planning Director  
Secretary of Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. [REDACTED] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A FIVE YEAR TIME EXTENSION FOR FILE NO. PMTT11-003 (TT18026), SUBDIVIDING 19.73 ACRES OF LAND INTO 102 RESIDENTIAL LOTS AND 10 LETTERED LOTS, WITHIN PLANNING AREAS 4 (3,825 MIN. S.F. LOTS) OF THE WEST HAVEN SPECIFIC PLAN, LOCATED AT THE NORTHWEST CORNER OF HAVEN AVENUE AND CHINO AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-151-11.

WHEREAS, STG COMMUNITIES II, LLC, ("Applicant") has filed an Application for the approval of a five-year time extension of the expiration date for the approval of a Tentative Tract Map 18026, File No. PMTT11-003, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 19.73 acres of land generally located at the northwest corner of Haven Avenue and Chino Avenue, with a street frontage of approximately 663 feet along Haven Avenue and a street frontage of approximately 1,295 feet along Chino Avenue; and

WHEREAS, the subject site is located in the West Haven Specific Plan within Planning Areas 4 and is zoned for Single-Family Detached Residential (3,825 min. s.f. lots). The site is currently being utilized for agriculture purposes. The property to the north is located within Planning Areas 3 of the West Haven Specific Plan is zoned for Low Density Residential and is currently being utilized for dairy/agriculture purposes. The properties to the south and west are zoned Open Space Non-Recreation and developed with the SCE utility corridor. The property to the east is located in the Rich Haven Specific Plan within Planning Area 1D (Single Family Residential) and is currently developed with an existing dairy/agriculture use; and

WHEREAS, on January 27, 2015, the Planning Commission approved Tentative Tract Map TT 18026 for the subdivision of the property into 102 numbered lots and 10 lettered lots; and

WHEREAS, on March 3, 2015, the City Council approved a Development Agreement (File No. PDA07-005) for the property that provided an initial approval period of five (5) years for the tentative map and an option for an extension of an additional five (5) years, subject to approval by the City Council; and

WHEREAS, the Applicant is requesting to exercise their Development Agreement time extension option for Tentative Tract Map 18026, which would extent the maps expiration date to March 03, 2025; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act - Public Resources Code Section 21000 et seq. – (hereinafter referred to as

"CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were reviewed in conjunction with the West Haven Specific Plan (File No. PSP03-006) EIR (SCH# 2004071095). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on October 22, 2019, the Planning Commission of the City of Ontario conducted a hearing to consider the requested Time Extension, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: *Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed the adopted West Haven Specific Plan Environmental Impact Report (EIR). Based upon the facts and information contained in the previously adopted West Haven Specific Plan (File No. PSP03-006) EIR (SCH# 2004071095) and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with the West Haven Specific Plan Environmental Impact Report, certified by the City of Ontario City Council on July 17, 2007, in conjunction with File No. PSP03-006.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

**SECTION 2: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the maximum number of dwelling units (102) and density (6.7 Net DU/AC) specified within the West Haven Specific Plan. Per the Available Land Inventory, the West Haven Specific Plan is required to provide 753 dwelling units with a density range of 4-7 DU/AC.

**SECTION 3: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles

Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 4: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract Map is located in the West Haven Specific Plan within Planning Area 4 and is zoned for single-family detached residential (3,825 min. s.f. lots). The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) ***The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Tract Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the West Haven Specific Plan. The Tentative Tract Map will provide for single family detached homes as required by Planning Area 4 of the West Haven Specific Plan. A total of 102 numbered lots and 10 lettered lots (parks, paseos, and landscaped buffers) are proposed to accommodate conventional single-family detached homes. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public

spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
  - Variable setbacks and parcel sizes to accommodate a diversity of housing types;
  - Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
  - Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
  - Landscaped parkways, with sidewalks separated from the curb.”
- (Policy CD2-2 *Neighborhood Design*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the West Haven Specific Plan and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for residential development at gross density of 3.4 dwelling units per acre. The project site meets the minimum lot area and dimensions of the West Haven Specific Plan and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the general improvements existing or proposed on the project site, are not likely to cause serious public health problems. The project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction



or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, subject to each and every condition set forth in the Department reports for the original of approval of Tentative Tract Map 18026 by the Planning Commission on January 27, 2015.

**SECTION 6: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 22<sup>nd</sup> day of October 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Cathy Wahlstorm  
Planning Director  
Secretary of Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. [REDACTED] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

PLANNING / HISTORIC PRESERVATION COMMISSION  
**STAFF REPORT**  
 OCTOBER 22, 2019



**FILE NOS. :** PHP19-004, PHP19-007, PHP19-008 and PHP19-010

**SUBJECT:** Request for four (4) Mills Act Contracts

**LOCATIONS:** 205 East Sixth Street (APN: 1047-241-03); 408 West Armsley Square (APN: 1047-341-09); 130 East J Street (APN: 1048-071-05); and 907 North Euclid Avenue (APN: 1048-043-13)


**PROPERTY OWNER:** Darius Long; Jason and Maria Lawliss; Peter Bugbee; and, John Aylyng and Dianne Fife

**RECOMMENDATION:** That the Historic Preservation Commission adopt the attached resolutions recommending that the City Council approve File Nos. PHP19-004, PHP19-007, PHP19-008 and PHP19-010. The Historic Preservation Subcommittee reviewed this application on October 10, 2019 and is recommending approval.

**BACKGROUND:** Effective March 7, 1973, Chapter 1442 of the Statutes of 1972 (also known as the Mills Act) added sections 50280 through 50289 to the Government Code to allow an owner of a qualified historical property to enter into a preservation contract with a local government. The City of Ontario established the Mills Act program in 1997 to provide an economic incentive for the preservation of designated historic landmarks and/or contributing structures within a designated historic district. Since inception of the City’s program, 73 Mills Act Contracts have been approved and recorded. There are four contracts proposed at this time, a single-family residence designated as Local Landmark No. 82, and three single-family residences designated as Contributors to the Armsley Square, Rosewood Court, and Euclid Avenue Historic Districts.

In order for the historic property to be eligible for the program, it must meet the requirements outlined in the guidelines and standards set by the State of California, Board of Equalization and the City’s Development Code (Sec. 4.02.065). The historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the San Bernardino County Tax Assessor reassesses the property’s value based on an alternative formula that may result in a significant reduction in the owner’s property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually, unless the property owner or the City request a notice of non-renewal. The Mills Act Contract and all benefits and responsibilities remain with the land,

Case Planner:	Elly Antuna, Associate Planner	<b>Hearing Body</b>	<b>Date</b>	<b>Decision</b>	<b>Action</b>
		HPSC:	10/10/2019	Approval	Recommend
Planning Director Approval:		PC / HPC:	10/22/2019		Recommend
Submittal Date:		CC:	12/03/2019		Final

even after a change of ownership. If a contract is cancelled for any reason, including non-compliance with the conditions of the contract, or upon the request of the property owner or City, a cancellation fee of 12.5 percent of the market value (as of the time of cancellation) is assessed.

**PROJECT ANALYSIS:** Staff provides estimates of potential tax savings for the property owner, but ultimately, only the San Bernardino County Assessor can determine the actual Mills Act adjusted value. The Mills Act assessment involves many variables that are typically determined by market forces such as interest rates, capitalization rates, and fair market rental rates. The average property tax savings for the proposed Mills Act Contracts roughly range between 30 and 55 percent in the initial year, with a tax savings decrease each passing year. According to the City budget, Ontario receives 16.8 percent of the property taxes collected. Using that percentage, staff has also calculated the estimated reduction in property tax revenue, the “City cost,” and has included that in the analysis.

Upon City Council approval, the City Clerk informs the San Bernardino County Assessor that the property has entered into a Mills Act Contract. The Assessor values the historic property with the Mills Act assessment the following tax year, which may differ from the Planning Department estimates.

- A. FILE NO.:** PHP19-004
- PROPERTY OWNER:** Darius Long
- LOCATION:** 205 East Sixth Street
- HISTORIC NAME:** Robert N. Williams House
- DESIGNATION DATE:** October 19, 2006  
(Local Landmark No. 82)



[1] Work Program — The applicant, Darius Long, is proposing both exterior and interior work as part of the contract that qualifies under the guidelines and standards set by the State of California. Interior work includes paint, electrical and plumbing repairs, and installation of a new HVAC system. Exterior work includes a new roof, repairs to carport and gates, exterior paint and window repairs. The total improvements are valued at an estimated \$57,350.

[2] Property Owner Savings — The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$5,115
Mills Act Annual Taxes Estimated:	\$3,120
Potential Total Annual Tax Savings:	\$1,995
Estimated Savings over 10 years:	\$19,950
Estimated Savings Percentage:	39%

[3] City Cost — According to the City budget, Ontario receives approximately 16.8 percent of the property taxes collected. The following shows the cost to the City for this contract and is based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$859
Mills Act Annual City Tax Revenue Estimated:	\$524
Estimated Total Annual Cost to the City:	\$335
Estimated Cost to the City over 10 years:	\$3,350

This contract provides for \$17.11 in improvements for every \$1 in estimated property tax cost to the City.

**B. FILE NO.:** PHP19-007

**PROPERTY OWNER:** Jason and Maria Lawliss

**LOCATION:** 408 West Armsley Square

**HISTORIC NAME:** Stephen A. Craig House

**DESIGNATION DATE:** March 21, 2000  
 (Armsley Square Historic District)



[1] Work Program — The applicants, Jason and Maria Lawliss, are proposing both exterior and interior work as part of the contract that qualifies under the guidelines and standards set by the State of California. Interior work includes plaster, plumbing and fireplace repairs, paint, refinishing of hardwood floors, and re-glazing of upstairs bathtub. Exterior work includes replacing flashing on the roof, exterior paint and stucco repairs, and replacement of a damaged balcony floor. The total improvements are valued at an estimated \$78,495.

[2] Property Owner Savings — The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$8,206
Mills Act Annual Taxes Estimated:	\$5,200
Potential Total Annual Tax Savings:	\$3,006
Estimated Savings over 10 years:	\$30,063
Estimated Savings Percentage:	36.6%

[3] City Cost — According to the City budget, Ontario receives approximately 16.8 percent of the property taxes collected. The following shows the cost to the City for this contract and is based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,378
Mills Act Annual City Tax Revenue Estimated:	\$873
Estimated Total Annual Cost to the City:	\$505
Estimated Cost to the City over 10 years:	\$5,050

This contract provides for \$15.54 in improvements for every \$1 in estimated property tax cost to the City.

**C. FILE NO.:** PHP19-008

**PROPERTY OWNER:** Peter Bugbee

**LOCATION:** 130 East J Street

**HISTORIC NAME:** C.E. Pratt House

**DESIGNATION DATE:** October 2, 2001  
(Rosewood Court Historic District)



[1] Work Program — The applicant, Peter Bugbee, is proposing both exterior and interior work as part of the contract that qualifies under the guidelines and standards set by the State of California. Interior work includes new electrical and plumbing throughout the house and plumbing repairs in one of the bathrooms. Exterior work includes exterior paint and stucco repairs, window restorations, and repairs to the attached porte-cochere. The total improvements are valued at an estimated \$53,400.

[2] Property Owner Savings — The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$5,060
Mills Act Annual Taxes Estimated:	\$2,080
Potential Total Annual Tax Savings:	\$2,980
Estimated Savings over 10 years:	\$29,800
Estimated Savings Percentage:	58.9%

[3] City Cost — According to the City budget, Ontario receives approximately 16.8 percent of the property taxes collected. The following shows the cost to the City for this contract and is based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$850
Mills Act Annual City Tax Revenue Estimated:	\$349
Estimated Total Annual Cost to the City:	\$501
Estimated Cost to the City over 10 years:	\$5,010

This contract provides for \$10.66 in improvements for every \$1 in estimated property tax cost to the City.

**D. FILE NO.:** PHP19-010

**PROPERTY OWNER:** John Aylyng and Dianne Fife

**LOCATION:** 907 North Euclid Avenue

**HISTORIC NAME:** Captain John P. Robertson House

**DESIGNATION DATE:** January 19, 1999 (Local Landmark No. 40) and June 4, 2013 (Euclid Avenue Historic District)



[1] Work Program — The applicants, John Aylyng and Dianne Fife, are proposing both exterior and interior work as part of the contract that qualifies under the guidelines and standards set by the State of California. Interior work includes new electrical and installation of a new HVAC system. Exterior work includes exterior paint, new roof and window restorations. The total improvements are valued at an estimated \$141,200.

[2] Property Owner Savings — The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$7,287
Mills Act Annual Taxes Estimated:	\$5,200
Potential Total Annual Tax Savings:	\$2,087
Estimated Savings over 10 years:	\$20,870
Estimated Savings Percentage:	28.64%

[3] City Cost — According to the City budget, Ontario receives approximately 16.8 percent of the property taxes collected. The following shows the cost to the City for this contract and is based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,224
Mills Act Annual City Tax Revenue Estimated:	\$874
Estimated Total Annual Cost to the City:	\$350
Estimated Cost to the City over 10 years:	\$3,500

This contract provides for \$40.34 in improvements for every \$1 in estimated property tax cost to the City.



**CUMULATIVE IMPACTS:** The City currently has 73 approved Mills Act Contracts and four proposed contracts. The cumulative impacts are based on the initial projected assessment of each contract for the proposed year.

	<b>Existing</b>	<b>Proposed</b>
Number of contracts:	73	77
Average Estimated Annual Tax Saving to Property Owners:	\$1,742	\$1,880
Estimated Annual Cost to the City:	\$21,365	\$23,056
Estimated Cost to the City over 10 Years:	\$213,650	\$230,560
Estimated Total Value of Mills Act Improvements over 10 Years:	\$2,832,530	\$3,162,975
Estimated Loss of Revenue to Improvement Ratio:	\$1/13.26	\$1/13.72

**COMPLIANCE WITH THE ONTARIO PLAN:** The Mills Act Contract Program is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City’s Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario’s Commercial and Residential Neighborhoods
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

[2] Policy Plan (General Plan)

**Community Design Element – Historic Preservation**

- Goal CD4: Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario’s people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
  - CD4-2 Collaboration with Property Owners and Developers. We educate and collaborate with property owners and developers to implement strategies and best

practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

- CD4-4 Incentives. We use the Mills Act and other federal, state, regional and local programs to assist property owners with the preservation of select properties and structures.
- CD4-6 Promotion of Public Involvement in Preservation. We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.

### **Community Design Element – Protection of Investment**

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
  - CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
  - CD5-3 Improvements to Property & Infrastructure. We provide programs to improve property and infrastructure.
  - CD5-4 Neighborhood Involvement. We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.

## RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP19-004, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE MILLS ACT CONTRACT FOR THE ROBERT N. WILLIAMS HOUSE, LOCATED AT 205 EAST SIXTH STREET (APN: 1047-241-03).

WHEREAS, DARIUS LONG ("Applicant") has filed an Application for the approval of a Mills Act Contract, File No. PHP19-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Development of the Ontario General Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Robert N. Williams House, a Usonian style single-family residence constructed in 1947, located at 205 East Sixth Street (APN: 1047-241-03) is worthy of preservation and was designated by City Council on October 19, 2006 as Local Landmark No. 82; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been

completed; and

WHEREAS, on October 10, 2019, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC19-007, recommending the Historic Preservation Commission recommend to the City Council approval of the Application; and

WHEREAS, on October 22, 2019, the Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, the Historic Preservation Commission has reviewed this application and determined it to be to the mutual benefit to the City and property owner to enter into a Historic Property Preservation Agreement; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED, the Historic Preservation Commission of City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the recommending body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

(1) The Mills Act Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

(2) The determination of CEQA exemption reflects the independent judgement of the Planning Commission.

**SECTION 2. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes as follows:

(1) California Government Code Section 50280, et seq., authorizes cities to

enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Robert N. Williams House, located at 205 East Sixth Street, was designated by City Council on October 19, 2006 as Local Landmark No. 82; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

**SECTION 3. Historic Preservation Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE THE REQUEST FOR A MILLS ACT CONTRACT.

**SECTION 4. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 E. B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 6. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

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Historic Preservation Commission Resolution  
File No. PHP19-004  
October 22, 2019  
Page 4

The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of October, 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:

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Cathy Wahlstrom  
Planning Director and  
Secretary to the Historic Preservation  
Commission

Historic Preservation Commission Resolution  
File No. PHP19-004  
October 22, 2019  
Page 5

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP19-007, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE MILLS ACT CONTRACT FOR THE STEPHEN A. CRAIG HOUSE, LOCATED AT 408 WEST ARMSLEY SQUARE (APN: 1047-341-09).

WHEREAS, JASON AND MARIA LAWLISS ("Applicant") has filed an Application for the approval of a Mills Act Contract, File No. PHP19-007, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Development of the Ontario General Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Stephen A. Craig House, a Mediterranean Revival style single-family residence constructed in 1927, located at 408 West Armsley Square (APN: 1047-341-09) is worthy of preservation and was designated by City Council on March 21, 2000 as a Contributor within the Armsley Square Historic District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been



completed; and

WHEREAS, on October 10, 2019, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC19-008, recommending the Historic Preservation Commission recommend to the City Council approval of the Application; and

WHEREAS, on October 22, 2019, the Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, the Historic Preservation Commission has reviewed this application and determined it to be to the mutual benefit to the City and property owner to enter into a Historic Property Preservation Agreement; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED, the Historic Preservation Commission of City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the recommending body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

(1) The Mills Act Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

(2) The determination of CEQA exemption reflects the independent judgement of the Planning Commission.

**SECTION 2. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes as follows:

(1) California Government Code Section 50280, et seq., authorizes cities to

enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Stephen A. Craig House, located at 408 West Armsley Square, was designated by City Council on March 21, 2000 as a Contributor within the Armsley Square Historic District; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

**SECTION 3. Historic Preservation Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE THE REQUEST FOR A MILLS ACT CONTRACT.

**SECTION 4. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 E. B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 6. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

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Historic Preservation Commission Resolution  
File No. PHP19-007  
October 22, 2019  
Page 4

The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of October, 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:

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Cathy Wahlstrom  
Planning Director and  
Secretary to the Historic Preservation  
Commission

Historic Preservation Commission Resolution  
File No. PHP19-007  
October 22, 2019  
Page 5

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwen Berendsen  
Secretary Pro Tempore

## RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP19-008, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE MILLS ACT CONTRACT FOR THE C.E. PRATT HOUSE, LOCATED AT 130 EAST J STREET (APN: 1048-071-05).

WHEREAS, PETER BUGBEE ("Applicant") has filed an Application for the approval of a Mills Act Contract, File No. PHP19-008, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Development of the Ontario General Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the C.E. Pratt House, a Mediterranean Revival style single-family residence constructed in 1924, located at 130 East J Street (APN: 1048-071-05) is worthy of preservation and was designated by City Council on October 2, 2001 as a Contributor within the Rosewood Court Historic District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been

completed; and

WHEREAS, on October 10, 2019, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC19-009, recommending the Historic Preservation Commission recommend to the City Council approval of the Application; and

WHEREAS, on October 22, 2019, the Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, the Historic Preservation Commission has reviewed this application and determined it to be to the mutual benefit to the City and property owner to enter into a Historic Property Preservation Agreement; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED, the Historic Preservation Commission of City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the recommending body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

(1) The Mills Act Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

(2) The determination of CEQA exemption reflects the independent judgement of the Planning Commission.

**SECTION 2. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes as follows:

(1) California Government Code Section 50280, et seq., authorizes cities to

enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The C.E. Pratt House, located at 130 East J Street, was designated by City Council on October 2, 2001 as a Contributor within the Rosewood Court Historic District; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

**SECTION 3. Historic Preservation Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE THE REQUEST FOR A MILLS ACT CONTRACT.

**SECTION 4. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 E. B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 6. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

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Historic Preservation Commission Resolution  
File No. PHP19-008  
October 22, 2019  
Page 4

The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of October, 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:

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Cathy Wahlstrom  
Planning Director and  
Secretary to the Historic Preservation  
Commission



Historic Preservation Commission Resolution  
File No. PHP19-008  
October 22, 2019  
Page 5

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwen Berendsen  
Secretary Pro Tempore

## RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP19-010, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE MILLS ACT CONTRACT FOR THE CAPTAIN JOHN P. ROBERTSON HOUSE, LOCATED AT 907 NORTH EUCLID AVENUE (APN: 1048-043-13).

WHEREAS, JOHN AYLYNG AND DIANNE FIFE ("Applicant") has filed an Application for the approval of a Mills Act Contract, File No. PHP19-010, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Development of the Ontario General Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Captain John P. Robertson House, a American Foursquare style single-family residence constructed in 1896, located at 907 North Euclid Avenue (APN: 1048-043-13) is worthy of preservation and was designated by City Council on January 19, 1999 as Local Landmark No. 40 and on June 4, 2013 as a Contributor within the Euclid Avenue Historic District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings)

prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on October 10, 2019, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC19-010, recommending the Historic Preservation Commission recommend to the City Council approval of the Application; and

WHEREAS, on October 22, 2019, the Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, the Historic Preservation Commission has reviewed this application and determined it to be to the mutual benefit to the City and property owner to enter into a Historic Property Preservation Agreement; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED, the Historic Preservation Commission of City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the recommending body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

(1) The Mills Act Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

(2) The determination of CEQA exemption reflects the independent judgement of the Planning Commission.

**SECTION 2. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes as follows:

(1) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Captain John P. Robertson House, located at 907 North Euclid Avenue, was designated by City Council on January 19, 1999 as Local Landmark No. 40 and on June 4, 2013 as a Contributor within the Euclid Avenue Historic District; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

**SECTION 3. Historic Preservation Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE THE REQUEST FOR A MILLS ACT CONTRACT.

**SECTION 4. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 E. B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 6. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

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Historic Preservation Commission Resolution  
File No. PHP19-010  
October 22, 2019  
Page 4

The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of October, 2019, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:

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Cathy Wahlstrom  
Planning Director and  
Secretary to the Historic Preservation  
Commission

Historic Preservation Commission Resolution  
File No. PHP19-010  
October 22, 2019  
Page 5

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on October 22, 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwen Berendsen  
Secretary Pro Tempore



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Cathy Wahlstrom, Planning Director *CW*

**DATE:** October 22, 2019

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF SEPTEMBER 2019

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Attached, you will find the Planning Department Monthly Activity Report for the month of September 2019. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of September 2019

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

**September 3, 2019**

**MUNICIPAL CODE AMENDMENT:** An amendment to the City of Ontario Municipal Code, revising Section 4-6.1009 to add provisions prohibiting the overnight parking of large commercial vehicles in residential zoning districts. The proposed Municipal Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City Initiated.**  
**Action: The City Council approved and waived further reading of an ordinance approving the above-described amendment to City of Ontario Municipal Code Section 4-6.1009.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA17-001:** A Development Agreement Amendment (First Amendment – File No. PDA17-001) between the City of Ontario and Ronald and Kristine Pietersma Family Trust and Loyola Properties I L.P., to modify certain provisions related to the second installment of the Phase 2 Water Participation Fee, for Tentative Parcel Map 19787 (File No. PMTT16-021), within the High Density Residential (Planning Areas 7 and 8) land use designation of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Grand Park Specific Plan, for which an Environmental Impact Report (SCH#2012061057) certified by the City Council on February 4, 2014. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-241-32) **submitted by RCCD, Inc. The Planning Commission recommended approval of this item on July 23, 2019, with a vote of 5 to 0.**

**Action: The City Council approved and waived further reading of an ordinance approving File No. PDA17-001.**



**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-028:**

A Development Plan to demolish an existing community center and pool and construct a 12,154 square foot community center (Anthony Munoz Community Center), a 1,500 square foot pool house, pool and parking lot on 3.58 acres of land located at 1240 West Fourth Street (Anthony Munoz Park) within the OS-R (Open Space – Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1008-541-01) **City Initiated. Planning Commission action is required.**

**Action: The Development Advisory Board approved the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-035:**

A Development Plan to construct a 2,999-square foot fast food restaurant with drive-thru (Carl's Jr.) on a 0.55-acre pad within the previously approved New Haven Market Place shopping center, located at the southwest corner of Haven Avenue and Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Environmental Impact Report (SCH# 2005071109) certified by the City Council on December 19, 2006. This application introduces no new significant environmental impacts and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-392-26) **submitted by Tait and Associates.**

**Action: The Development Advisory Board approved the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-**

**007:** A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-431-01 and 1011-521-06) **submitted by TK Management Services LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:**

A Development Plan for the construction of a three-story, 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1047-432-22 and 1047-443-01) **submitted by SC Property Fund LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

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**ZONING ADMINISTRATOR MEETING**

**September 4, 2019**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP19-016:** A Conditional Use Permit (File No. PCUP19-016) request to establish a private college (San Joaquin Valley College) consisting of 12,700 square feet within an existing 2-story (26,000 square foot) office building on a 1.75 acre property located at 4550 Ontario Mills Parkway, within the Commercial/Office land use district of California Commerce Center North / Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1-Existing Facilities) of the CEQA guidelines. The project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-041-37) **submitted by Kimberly Boone Associates on behalf of San Joaquin Valley College**

**Action: The Zoning Administrator approved the project subject to conditions.**

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**DEVELOPMENT ADVISORY BOARD MEETING**

**September 16, 2019**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-035:**

A Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA)

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pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-067-04); **submitted by Richard Southerland. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-002 (PM 20126):** A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-341-06) **submitted by Fernando Valenzuela. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-001 AND PDEV19-003:** A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, within the IG (General Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32: In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 1049-193-01 and 1049-193-02) **submitted by HDC Construction, Inc. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-006 AND PDEV19-018:** A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acre of land located

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at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-008:**

A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN: 0218-271-22) **submitted by LS-Ontario LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-013:**

A Development Plan (File No. PDEV19-013) to construct a 33,408 square foot commercial building on 3.96 acres of land, located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Developments) of the CEQA Guidelines. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC. Planning Commission action is required.**

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**Action:** The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022:**

A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC. Planning Commission action is required.**

**Action:** The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

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**ZONING ADMINISTRATOR MEETING**

**September 16, 2019**

*Meeting Cancelled*

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

**September 17, 2019**

**FILE NO. PADV19-005:** The submittal of an SB 2 Planning Grant from the State of California administered through the Housing and Community Development Department. Funds will be awarded on a non-competitive basis and will be used to develop Objective Design and Development Standards to assist in the acceleration of streamlined residential development projects.

**Action:** The City Council adopted a resolution approving the submittal of a State Senate Bill 2 (SB 2) Planning Grant and authorized the City Manager to accept the non-competitive award and execute any and all related grant documents.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.**

**PDA19-002:** A Development Agreement between the City of Ontario and SLV LC Center, LLC; HCW LC Center, LLC; Strack Farms Land, LLC; RHV Edison Avenue, LLC; MV Edison Avenue, LLC; and EPC Holdings 938, LLC, to establish the terms and conditions for the development of Tentative Tract Map 20157 (PMTT18-002), for property located at the southeast corner of Mill Creek Avenue and

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Old Edison Road, within Planning Areas 1 through 4 (RD-4, RD-6, RD-7, and RD-8) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (SCH # 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-252-07, 0218-252-08, 0218-252-09, 0218-252-10) **submitted by Richland Communities. The Planning Commission recommended approval of this item on August 27, 2019 with a vote of 6-0.**

**Action: The City Council introduced and waived further reading of an ordinance approving the above-described File No. PGPA19-002.**

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA19-002:**

An Amendment to the Policy Plan (General Plan) component of The Ontario Plan to: [1] modify the Land Use Plan (Exhibit LU-01), changing the land use designation for 7.85 acres of land, from General Commercial to Industrial, located at the 1155 South Wanamaker Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan; [2] modify the Land Use Plan (Exhibit LU-01), changing the land use designation for 4.05 acres of land, from General Commercial to Industrial, generally located at the northeast corner of Wall Street and Wanamaker Avenue, within the Light Industrial land use district of the Pacific Gate-East Gate Specific Plan; and [3] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes with the Policy Plan. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0238-221-36 and 0238-221-23) **City Initiated. The Planning Commission recommended approval of this item on July 23, 2019, with a vote of 5 to 0.**

**Action: The City Council adopted a resolution approving the above described File No. PGPA19-002.**

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**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING      September 24, 2019**

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-013:**

A Development Plan to construct a 33,408 square foot commercial building on 3.96 acres of land,

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located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Developments) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022:**

A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-008:**

A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN: 0218-271-22) **submitted by LS-Ontario LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

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**ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.**

**PVAR19-001 AND PDEV19-003**: A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, within the IG (General Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32: In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-193-01 & 1049-193-02) **submitted by HDC Construction, Inc.**

**Action: Revisions to the project were made which eliminated the need for the requested Variance; therefore, no action on the applications were required by the Planning Commission.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-**

**002 (PM 20126)**: A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-341-06) **submitted by Fernando Valenzuela.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.**

**PVAR19-006 AND PDEV19-018**: A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acres of land located at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**



**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:**

A Development Plan for the construction of an 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1047-432-22 & 1047-443-01) **submitted by SC Property Fund LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-**

**007:** A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-431-01 & 1011-521-06) **submitted by TK Management Services LLC.**

**Action: The Planning Commission adopted a resolution approving the project, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD18-001 AND PDEV18-035:**

A Planned Unit Development to establish development standards and guidelines to facilitate the development of a high density residential apartment project (30.3 dwelling units per acre); and a Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-067-04) **submitted by Richard Southerland. City Council action is required for File No. PUD18-001.**

**Action: The Planning Commission adopted a resolution recommending the City Council approve the above-described File No. PUD18-001; and approved File No. PDEV18-035, subject to conditions.**

## Monthly Activity Report—New Applications

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### PCUP19-018:

Submitted by Smartlink

A Conditional Use Permit to construct a 65-foot tall wireless telecommunications facility (Monopine) on 1.9 acres of land located at 7247 East Riverside Drive, within the SP/AG (Specific Plan and Agricultural Overlay) zoning districts (APN: 1052-071-05). Related File: PDEV19-020. **Planning Commission action required.**

### PCUP19-019:

Submitted by Rodolfo Guzman

A Conditional Use Permit to establish a 3,577-square foot banquet facility within an existing 13,024-square foot building on 0.47-acre of land located at 910 North Mountain Avenue, Unit #100-B, within the CN (Neighborhood Commercial) zoning district (APN: 1010-141-03). **Zoning Administrator action required.**

### PCUP19-020:

Submitted by AG Concepts, Inc.

A modification to previously approved an Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre project site, located at the southeast corner of Edison and Sultana Avenues, at 7325 East Edison Avenue, within the SP/AG (Specific Plan and Agricultural Overlay) zoning districts. **Zoning Administrator action required.**

### PCUP19-021:

Submitted by Reza Khan

A Conditional Use Permit to establish a used car dealership with 18 automobile display spaces and 535 square feet of office space in conjunction with an existing industrial building (Akram Auto Electric) on 1.27 acres of land located at 1215 West Holt Boulevard and 1219 West Brooks Street, within the IP (Industrial Park) zoning district (APN 1011-121-27). **Zoning Administrator action required.**

### PDEV19-049:

Submitted by Creative Design Associates

A Development Plan to construct a 30-unit multiple-family residential complex on 1.22 acres of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential - 25.1 to 45 DUs/acre) zoning district (APN: 1011-361-01). **Planning Commission action required.**

### PDEV19-050:

Submitted by Herdman Architecture and Design

A Development Plan to construct a 104,993-square foot industrial building on 4.91 acres of land located at the northwest corner of Sunkist Street and Campus Avenue, at 617 East Sunkist Street, within the IL (Light Industrial) zoning district (APN 1049-232-21). Related File: PMTT19-013. **Planning Commission action required.**

### PDEV19-051:

Submitted by Real Estate Development Associates, LLC

A Development Plan to construct four industrial buildings totaling 397,378 square feet on approximately 21 acres of land located at the southeast corner of Carpenter Avenue and

## Monthly Activity Report—New Applications

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Eucalyptus Avenue, within the Business Park land use district of the West Ontario Commerce Center Specific Plan (APNs: 0218-221-12, 0218-261-22, 0218-261-32, 0218-261-38, 0218-271-08, and 0218-271-13). Related Files: PMTT17-011 and PDA17-003. **Planning Commission action required.**

### **PDEV19-052:**

**Submitted by Henley Pacific SD, LLC**

A Development Plan to raze an existing 2,800-square foot commercial building and construct a new 2,066-square foot commercial building on 0.39-acre of land located at the northwest corner of Mountain Avenue and Holt Boulevard, at 1102 West Holt Boulevard, within the CC (Community Commercial) zoning district (APN: 1010-552-10). **Development Advisory Board action required.**

### **PDEV19-053:**

**Submitted by Jones Ontario Acquisition, LLC**

A Development Plan to construct a 940-square foot addition to an existing 35,575-square foot automobile dealership building (Mercedes Benz) located at 3787 East Guasti Road, within the Auto land use district of the Ontario Gateway Specific Plan (APN: 0210-212-55). Related File: PDEV10-012. **Development Advisory Board action required.**

### **PMTT19-013:**

**Submitted by Herdman Architecture and Design**

A Parcel Map to subdivide 4.91 acres of land into a single parcel located at the northwest corner of Sunkist Street and Campus Avenue, at 617 East Sunkist Street, within the IL (Light Industrial) zoning district (APN: 1049-232-21). Related File: PDEV19-050. **Planning Commission action required.**

### **PSGN19-098:**

**Submitted by Signtech Electrical Advertising**

A Sign Plan for the installation of new wall and freestanding signs for Chase Bank, located at 347 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 218-392-26). **Staff action required.**

### **PSGN19-099:**

**Submitted by Fourth Sector Ontario**

A Sign Plan for the installation of three wall signs (on the east, west and south building elevations) and window signage for FOURTH SECTOR ONTARIO, located at 404 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district. **Staff action required.**

### **PSGN19-100:**

**Submitted by Suprior Electric Advertising, Inc.**

A Sign Plan for the installation of two new wall signs, reface an existing monument sign, and reface an existing freeway pylon sign for CALIFORNIA VETERINARY SPECIALISTS, located at 2409 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12). **Staff action required.**

## Monthly Activity Report—New Applications

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### **PSGN19-101:**

**Submitted by Lucky Sign**

A Sign Plan for the installation of a new wall sign for RAYBON MORTGAGE, located at 537 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district. (APN: 1048-355-03). **Staff action required.**

### **PSGN19-102:**

**Submitted by Signarama**

A Sign Plan for the installation of a new wall sign for LAW OFFICES OF SANDRA H CASTRO, INC., located at 3200 East Inland Empire Boulevard, Suite 265, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 210-182-28). **Staff action required.**

### **PSGN19-103:**

**Submitted by KULS, LLC**

A Sign Plan for the installation of two new wall signs and a monument sign for KULS, located at 5490 East Francis Street, within the IH (Heavy Industrial) zoning district (APN: 0238-161-49). **Staff action required.**

### **PSGN19-104:**

**Submitted by Sign Link US**

A Sign Plan for the installation of one new wall sign for TRANSWIDE TRANSMISSION, located at 1043 West Brooks Street, within the IG (General Industrial) zoning district (APN: 1011-133-20). **Staff action required.**

### **PSGN19-105:**

**Submitted by Absolute Sign**

A Sign Plan for one new illuminated electronic text display monument sign for St. Elizabeth Ann Seton Church located at 2713 Grove Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district (APN: 0216-441-61). **Staff action required.**

### **PSPA19-007:**

**Submitted by SC Ontario Development Company, LLC**

An Amendment to the Parkside Specific Plan to: [1] reconfiguring the residential planning areas and Great Park (east of the Cucamonga Creek Channel) in Planning Areas 1 through 4, 17 through 18, and 21; [2] revise internal circulation to provide access into the neighborhood commercial Planning Area 19; [3] update the conceptual landscape master plan; and [4] add new housing types and architectural styles, affecting property generally located at the southwest corner of Ontario Ranch Road and Archibald Avenue (APNs: 0218-231-06, 0218-231-08, 0218-231-09, 0218-231-10, 0218-231-11, 0218-231-12, 0218-231-13, 0218-231-14, 0218-231-15, 0218-231-16, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-22, 0218-231-28, 0218-231-30, 0218-231-31, 0218-231-39, 0218-221-09, and 0218-221-10). Related File: PSP03-002. **City Council action required.**

## Monthly Activity Report—New Applications

Month of September 2019

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**PTUP19-059:** Submitted by **Design Space Modular Buildings, Inc.**

A Temporary Use Permit for the installation of a temporary modular building for use as a construction office and staging area, located at 2200 East Philadelphia Street (Kaiser Permanente). Duration of Permit: 1/ 1/2020 through 1/1/2024. **Staff action required.**

**PTUP19-060:** Submitted by **Alzheimer's Association**

A Temporary Use Permit for a "Walk to End Alzheimer's," starting at Mathis Brothers, located at 4105 East Inland Empire Boulevard. Event to be held on 10/12/2019. **Staff action required.**

**PTUP19-061:** Submitted by **Church of God Prophecy**

A Temporary Use Permit for a carwash event in conjunction with Church of God of Prophecy, located at 1130 South Campus Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1049-503-33). Event to be held on 9/28/2019. **Staff action required.**

**PTUP19-062:** Submitted by **Vicious Off-Road**

A Temporary Use Permit for an off-road "car crushing" event for Vicious Off-Road, located at 1400 East Holt Boulevard, within the BP (Business Park) zoning district (APN: 0110-121-10). Event to be held on 10/5/2019, 8:00AM to 4:00PM. **Staff action required.**

**PTUP19-063:** Submitted by **Adrian Venegas Farms**

A Temporary Use Permit to establish temporary retail sales for an annual pumpkin patch located at 13835 South Euclid Avenue, within the SP/AG (Specific Plan and Agricultural Overlay) zoning districts. Event to be held 10/02/2019 through 10/31/2019. **Staff action required.**

**PTUP19-064:** Submitted by **Home Depot**

A Temporary Use Permit to establish a temporary Christmas Tree Sales Lot in conjunction with Home Depot, located at the northwest corner of Euclid Avenue and Riverside Drive, at 2980 South Euclid Avenue, within the Service Commercial land use district of the Borba Village Specific Plan. **Staff action required.**

**PTUP19-065:** Submitted by **Homestead Steaks, LLC**

A Temporary Use Permit to establish a temporary outdoor sales event for Homestead Steaks, LLC, located within the at the Ontario Mills Mall parking lot, at 1 East Mills Circle, in the Regional Commercial District of the California Commerce Center North Specific Plan. Event to be held on 10/4/2019 to 10/19/2019. **Staff action required.**

## Monthly Activity Report—New Applications

Month of September 2019

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**PTUP19-066:** **Submitted by Hooters Ontario**

A Temporary Use Permit for a Bike Show in conjunction with Hooters, located at 725 North Milliken Avenue, within the Urban Commercial land use district of the Ontario Center Specific Plan. Event to be held on 10/24/2019, 7:00PM to 11:00PM. **Staff action required.**

**PVER19-054:** **Submitted by Heather Dawson**

A Zoning Verification for property located on the west side of Milliken Avenue, 300 feet north of Greystone Drive, within the Light Industrial land use district of the Bridgestone/Firestone Specific Plan (APN: 1083-351-09). **Staff action required.**

**PVER19-055:** **Submitted by Nationwide Zoning Services**

A Zoning Verification for property located at 2025 East Convention Center Way within the CCS (Convention Center Support) zoning district (APN: 0110-321-24). **Staff action required.**

**PVER19-056:** **Submitted by Cari Solano**

A Zoning Verification for property located at 218 South San Antonio Avenue, within the CC (Community Commercial) zoning district (APN: 1049-012-12). **Staff action required.**

**PVER19-057:** **Submitted by Derek Eide**

A Zoning Verification for property located at 536 West Emporia Street, within the IL (Light Industrial) zoning district (APN: 1049-022-22). **Staff action required.**